



## 180 Hughenden Road, High Wycombe, Buckinghamshire, HP13 5PD

STUDENT ACCOMMODATION - AVAILABLE 3RD AUGUST 2026

This four bedroom (based on an individual room let) semi-detached property is offered in good condition throughout comprising entrance hall, living room, modern kitchen, utility room, ground floor shower room, four bedrooms and a bathroom. The property has UPVC double glazing, gas central heating, front and rear gardens and is situated within walking distance of High Wycombe town centre, railway station and Bucks New University.

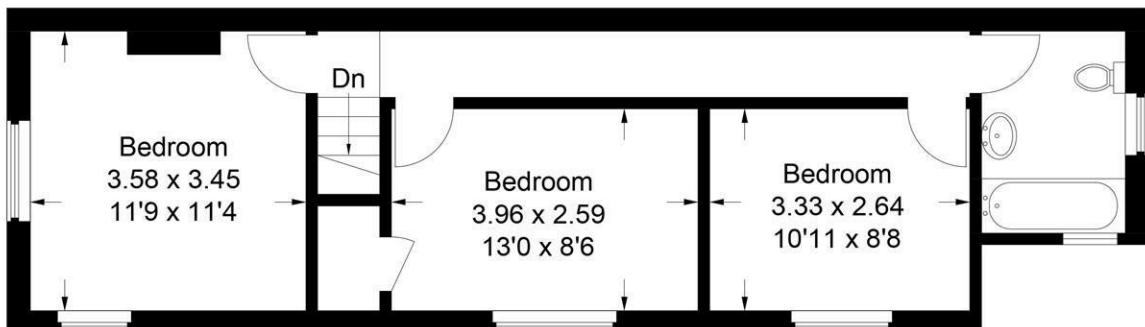
\*THE RENT IS PER PERSON PER ROOM \*THE HOUSE IS TO BE LET AS ONE COMPLETE UNIT \*

\*The Rent includes Gas, Electricity & Water (Subject to Fair Use)\*

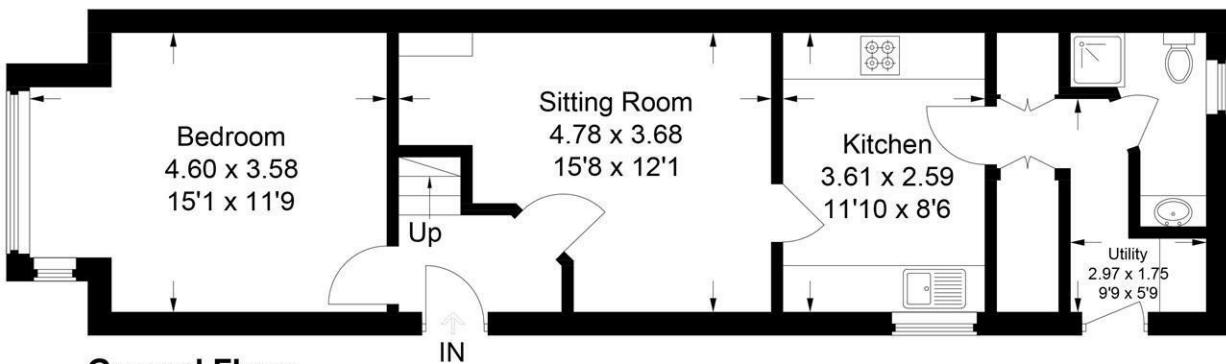
**£185 Per week**

- **4 Double Bedrooms**
- **Modern Kitchen**
- **Close to Town Centre**
- **Close to University**
- **Large Rear Garden**
- **Inclusive of utilities**
- **UPVC Double Glazing**
- **Gas Central Heating**
- **IDEAL FOR STUDENTS**
- **Permit Parking**

Approximate Gross Internal Area  
 Ground Floor = 53.3 sq m / 574 sq ft  
 First Floor = 48.8 sq m / 525 sq ft  
 Total = 102.1 sq m / 1099 sq ft



### First Floor



### Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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